

COUNTY OF SAN DIEGO
DEPARTMENT OF PUBLIC WORKS -- AIRPORTS

GROUND LEASE OPPORTUNITY
Industrial/Commercial Lot
Southeast Corner of Cuyamaca Street & No. Marshall Ave.
El Cajon, CA 92020

Owner: County of San Diego, Department of Public Works, Airports
Division, 1960 Joe Crosson Drive, San Diego, CA 92020

Parcel Size/Dimensions: Approximately 20,000 SF, or about 0.4591 Acres

Frontage: Approx. 200 on east side of Cuyamaca Street
Approx. 100 feet on south side of No. Marshall Ave.
Approx. 160 ft. on west side of Weld Boulevard Trolley Station
service road

Zoning: M, Manufacturing (City of El Cajon)
(Located in a special district approved for commercial use by
the City of El Cajon.)

Legal Description: NA

Thos. Bros. Map Page: 1251-D1

Adjacent Land Uses: North: Gillespie Field (Airport)
East: Weld Boulevard Trolley Station
South: Weld Boulevard Trolley Station (parking lot)
West: Cuyamaca West Business Park

Site Highlights:

- Excellent visibility from Cuyamaca and No. Marshall
- High traffic volume on Cuyamaca Street
- Adjacent to Weld Trolley Station
- Near probable future short-term aircraft parking ramp with
pedestrian access to the site and trolley station
- Near to future commercial/industrial redevelopment at the
northwest corner of Cuyamaca Street and Weld Boulevard

Current Use: Vacant land

Current Improvements: None

Desired Development: Commercial

Lease Term: To be negotiated.

Rental: To be negotiated.

Lease Contract: To be negotiated.

Commission: To be determined.

Contact: For more information, please contact Associate Real Property Agent Dave Turosak at telephone (619) 956-4811, facsimile (619) 956-4801.

NOTICE: This is not an offer of lease. The availability of this property and terms of this lease are subject to change without prior written notice. Only the Board of Supervisors can enter into long-term lease contracts on behalf of the County. The subject property is being offered in "as is" condition. Prospective lessees will be encouraged to perform independent due diligence and site investigation.